



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-104023-LD & 19-104024-LP
Project Name/Address: 606 106th Avenue NE/620 106th Avenue NE
Planner: Laurie Tyler
Phone Number: (425)-452-2728

Minimum Comment Period: March 28, 2019, 5PM

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

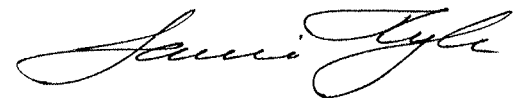
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.



A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

606 & 620 - 106th Ave NE **Future address: 680 106th Avenue NE**

2. Name of applicant: [\[help\]](#)

Onni Group

3. Address and phone number of applicant and contact person: [\[help\]](#)

Brendan Reeves, Development Manager
200 - 1010 Seymour Street, Vancouver, BC V6B 3M6
C: (604) 362-5927
breeves@onni.com

4. Date checklist prepared: [\[help\]](#)

January 29, 2019

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Demolition for and construction of the proposed project is **Subject to Change**
planned to commence in February 2020, with Office Occupancy
planned to occur by March 2023, and Residential & Hotel
Occupancy planned to occur by April 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No plans for future additions or expansions are known or anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- 606 & 620 106th Ave NE Trip Generation Analysis & Model Run Request, TranspoGroup, January 2019
- Geotechnical Investigation Report, Geopacific, November 2017
- Phase I Environmental Site Assessment Report, Environmental Partners Inc., November 2017
- GHG Emissions Worksheets, EA, January 2019
- DRAFT Grand Connection-Compass Plaza Red Oak Tree Level 2 Basic Tree Risk and Impact Assessment, Urban Forestry Services Inc., November 2018

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

There are no known applications pending for approval that would directly affect property associated with the proposed action.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

See Appendix A (A.10) for a complete list of anticipated permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The 606 & 620 - 106th Ave NE project is a new office and residential development located in downtown Bellevue. This 174,914 sf property in the City Center at the heart of Downtown Bellevue covers much of the superblock bounded by 106th Avenue NE, NE 8th Street, 108th Avenue NE, and NE 6th Street. The site is located in the Eastside Center District in Downtown Bellevue.

The proposed project includes the development of three 600'-tall towers atop a 40'-tall podium. To the north and east, the podium is interconnected with existing / proposed podiums of similar height. Two of the towers (T1 & T2) are residential - T1 having a hotel component; the other (T3) is commercial office. Below grade are six levels of below-grade parking. Along the east, a partially-covered yet open-air lane at original grade serves the loading/waste management needs of the proposed development, as well as those of the existing Symetra and Key Centers. This vehicular service lane is accessed from either 106th Ave NE or by extension from NE 8th Street. A third vehicle entry off 106th Ave NE serves the Hotel and Office Lobbies.

A total of 1289 residences, 317 hotel suites, and 896,000 sf of commercial office space is proposed. Private amenity areas, featuring two swimming pools, a daycare, and guest suites, are planned. A Food Court associated with the office tower will serve the general public via a new east/west midblock connector along the north of the project site.

The site is adjacent to the Bellevue Grand Connection. Compass Plaza, which is located on the south side of the Bellevue Grand Connection, will be enlarged and improved northeastward as part of this proposal. See Figures 1-5 in Appendix A.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposed project would be located on the east side of 106th Ave NE in downtown Bellevue. The project site address is 606 & 620 - 106th Avenue NE, Bellevue, WA 98004. Please refer to the plans on file with the City of Bellevue for a legal description of the project site. Please see Figures 1-3 in Appendix A for vicinity maps and a site plan for the project.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope on the site is approximately 6%, and is located on the southeast corner of the project site. Site topography is relatively flat and generally slopes down from the northeast to the southwest by approximately 4.5%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

A Geotechnical Investigation Report (Geopacific, 2017) completed for this project (Appendix B to this Checklist) identified on-site soil conditions by conducting soil borings (test holes) at various locations onsite.

The general geology of the region is described as Vashon ice-contact deposits of the Fraser glaciation as well as very dense to hard pre-Fraser glaciation advance outwash of cobbles to gravelly sand.

The soils encountered at the site consist of glacial deposits of dense to very dense sand to silty sand with varying amounts of gravel over outwash deposits of very dense sand to sandy cobbles and gravel. Glacial deposits were found to be thicker

to the west and shallower to the east, with depths ranging between 20 and 45 feet. Pre-glacial outwash consisting of clean sand to sandy cobble and gravel deposits was found to range between 20 and 65 feet in thickness. Pre-glacial outwash deposits are underlain by pre-glacial alluvial deposits consisting of dense silty sand to very stiff to hard sandy silt with interbedded silt layers. These deposits extended beyond the investigation depths at all test holes.

While not encountered in the borings, occasional boulders are frequently encountered in glacially consolidated soils and may be present at the site.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no known mapped faults beneath the site; therefore, the potential for surface rupture at the site is considered low. Soil and groundwater conditions indicate the potential for liquefaction and liquefaction-induced hazards is considered to be low.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Approximately 356,853 cubic yards of excavation would be required for the project overall. Minimal fill would be necessary, and would be expected to be sourced locally, if needed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is possible as a result of any construction activity. Site work would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts. Once the buildings are operational, no erosion would be anticipated.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 98 percent of the site (approximately 171,311 sf) is covered with impervious surfaces under existing conditions and roughly 95 percent of the site (approximately 166,662 sf) would be covered with impervious surfaces after project construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No significant adverse earth-related impacts are anticipated. Comprehensive Drainage Control Plan approvals (including construction BMPs and soil stabilization) would be submitted as an element of the Clear & Grade permit plan set.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

The proposed project could result in localized increases in air quality emissions (primarily carbon monoxide) due to construction vehicles, equipment and activities. Dust would also result during construction activities. Emissions, however, would not result in exceedance of ambient air quality standards.

The project has been designed to conform to applicable regulations and standards of agencies regulating air quality in Bellevue. These include the Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA).

In order to evaluate the climate change impacts of the proposed project, King County Greenhouse Gas Emissions Worksheets have been prepared to estimate the emissions footprint for the lifecycle of the project on a gross-level basis (see Appendix B). The emissions estimates are based on the combined emissions from the following sources:

- Embodied Emissions - extraction, processing, transportation construction and disposal of materials and landscape disturbance;*
- Energy-related Emissions - energy demands create by the development after it is completed; and,*
- Transportation-related Emissions - transportation demands created by the development after it is completed.*

The worksheet estimates are based on building use and size. In total, the estimated lifespan emissions estimate for the project is approximately 2,992,382 MTCO₂e.

The worksheet used to estimate the project emissions is contained in Appendix C of this Checklist. This emissions estimate does not take into account any sustainability measures that would be incorporated into the project.

Construction dust mitigation measures per Clear & Grade Code BCC 23.76

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no offsite sources of air quality emissions or odors that may affect the proposed project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No significant adverse emissions or air quality-related impacts are anticipated. The following measures could be implemented to further control emissions and/or dust during construction:

- Use of well-maintained equipment would reduce emissions from construction equipment and construction-related trucks, as would avoiding prolonged periods of vehicle idling.*
- Use of electrically operated small tools in place of gas powered small tools, wherever feasible.*
- Trucking building materials to and from the project site would be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways.*
- Demolition dust would be handled in accordance with PSCAA regulations and sprinklering during demolition.*

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The nearest surface water body is Lake Washington, located approximately 0.8 mile to the west of the project site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No. The project will not require any work over, in, or adjacent (within 200 feet) to any water body.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No fill or dredge material would be placed in or removed from any surface water body as a result of the proposed project.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No. The proposed project would not require any surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No. The proposed project does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No. There would be no discharge of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

A Geotechnical Investigative Report (Geopacific, 2017) completed for this project (Appendix B to this Checklist) identified groundwater conditions on site. Groundwater was measured at depths ranging from 65 to 87 feet bgs in monitoring wells at the project site. Perched water was encountered within layers of the glacial till and pre-glacial outwash material typically at 30 ft to 40 ft below grade. In addition, discrete zones of discontinuous seepage are expected to be present throughout the glaciated soils. These zones produce moderate to heavy seepage until drained and light seepage thereafter.

No groundwater would be withdrawn from a well and no water would be discharged to groundwater.

Temporary dewatering by means of local sumps and pumps within the excavation is anticipated to be sufficient to remove perched groundwater seepage during excavation and construction of the building foundations and underground parking garages. Dewatering of groundwater would be discharged to the stormwater or sanitary sewer systems in accordance with local and state regulations.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Waste material will not be discharged into the ground from septic tanks or other sources. The proposed buildings would connect to the City's sewer system and would discharge directly to that sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Project is subject to Utility Code BCC 24.06 and any required utility permits.

Existing and new impervious surfaces constructed on the site are and would continue to be the source of stormwater runoff from the proposed project.

Currently, stormwater runoff infrastructure consists of roof collection systems, catch basins, manholes, and storm drainage pipe. Stormwater runoff from the site flows away from buildings to a series of catch basins or is routed through roof drain piping to catch basins and is generally conveyed west to a plurality of storm drain laterals in 106th Ave NE. The existing public storm drain laterals within the project frontage are generally 12-inches in diameter, with one 24-inch lateral, and each routes to the existing 54-inch Meydenbauer storm drain trunk main system within 106th Ave NE.

Stormwater runoff conveyed to 106th Ave NE continues through the non-capacity constrained Meydenbauer storm drain trunk main along NE 2nd Street, Bellevue Way NE, and then Main Street until discharging directly to Meydenbauer Bay.

The proposed project will maintain existing drainage patterns and discharge locations. All building runoff will be conveyed through interior plumbing systems to the ground level collection and conveyance system. All site runoff will be collected in a series of area drains and catch basins that will convey runoff through onsite storm drain pipe to the right of way where they discharge into the public storm system within 106th Ave NE.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No. The proposed stormwater collection system and the TESC and BMPs implemented during construction would prevent waste materials from entering ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. The proposal would not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater on the site is currently collected and conveyed to the City's storm drainage system and the proposed system will continue the same drainage patterns.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

No significant adverse surface-, ground-, or runoff water, or drainage pattern impacts are anticipated. Stormwater from new impervious surfaces would be managed per the 2017 City of Bellevue Storm and Surface Water Engineering Standards.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *other*

☐evergreen tree: fir, cedar, pine, other: *other*

☐shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Several existing on-site trees and vegetation would be removed as a result of the proposed project.

A draft Level 2 Basic Tree Risk and Impact Assessment report (Urban Forestry, 2018) has been prepared for this project to address potentially retaining a Red Oak Tree that is located on the property boundary between the Grand Connection and Compass Plaza (see Appendix D).

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No known threatened or endangered species are located on or proximate to the project site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A total of approximately +/-160 trees would be planted within the Bellevue Grand Connection area, along the NE 106th Avenue NE frontage, and in the plaza areas on the project site. Native and/or drought tolerant plantings will also be used in landscaped areas of the project site.

Non-infiltrating bioretention planters will also be used to manage stormwater runoff on this site.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

No noxious weeds or invasive plant species were identified on site, and would be removed during construction and excavation activities associated with the proposed project if encountered.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *seagulls, pigeons*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *squirrels, rats*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *None*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

The project site is located in an urban, developed area and no threatened or endangered species are known to be on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia, a region at the southern end of South America. Every year, migratory birds travel some or all of this distance both in spring and in

fall, following food sources heading to breeding grounds, or travelling to overwintering sites.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The proposed project would provide on-site landscaping, which could provide limited habitat for urban wildlife.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

No invasive animal species were identified on site. Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling, hot water, cooking, and lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

While some shadow impacts to nearby private properties are anticipated to result from construction of the towers on the project site, impacts are not expected to be significant.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The proposed project is targeting a LEED Gold rating, and all building systems would conform to the current Bellevue Energy Code.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

The completed project would have no known environmental health hazards that could occur as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

A Phase I Environmental Site Assessment Report completed for this project (Environmental Partners Inc., 2017 - see Appendix E for a Summary), which is on file with the City of Bellevue, identified the following recognized environmental conditions in connection with the project site:

- The possible presence of abandoned heating oil UST(s) on the subject property. Archived tax assessor information indicates the Belle Lanes bowling alley had an oil-burning furnace. There are no records of UST decommissioning or removal and it is possible that the UST was abandoned in place when the building was converted from oil heat. An abandoned UST could be encountered during redevelopment of the subject property.

- The known release of the dry-cleaning solvent PCE from the Former Thinker Toys Site. This facility is located at the northeast corner of the intersection of NE 8th Street and 106 th Avenue NE. The release at this facility has migrated down-gradient and impacted soil and groundwater beneath both the north-adjacent property and a portion of the subject property.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

There are no existing or on-site hazards that would affect project development.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

No toxic or hazardous chemicals are anticipated to be stored, used or produced during the project's development, construction or operation.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services are anticipated to be required as a result of the project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Bellevue.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

In the event that a heating oil storage tank or contaminated soils are discovered during future redevelopment activities at the project site, the tanks and the contaminated soils should be removed and disposed of in accordance with local and state regulations.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic noise associated with adjacent streets can be relatively high at certain times of day. Traffic noise is not expected to adversely affect the proposed project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

Construction-related noise would occur as a result of on-site construction activities associated with the project. Construction noise would be short-term and would be the most noticeable noise generated. The proposed project would comply with provisions of Bellevue's Noise Controls (BCC, Chapter 9.18).

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

As noted, the project would comply with provisions of the City's Noise Controls; specifically construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohibited on Sundays and legal holidays.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The project site is located in the City Center at the heart of Downtown Bellevue and covers much of the superblock bounded by 106th Avenue NE, NE 8th Street, 108th Avenue NE, and NE 6th Street. The site has street level frontage to the south and west while bounded by other private properties within the superblock to the north and east. The project site currently

includes two existing commercial buildings with associated surface parking spaces.

Directly to the south of the site is the Bellevue Grand Connection. The project site is bounded by a one-story retail complex with surface parking to the north, 106th Avenue NE to the west, Symmetra to the east, and the Bellevue Connection to the south. Surrounding adjacent land uses also include several mid- to high-rise office and residential buildings and the Bellevue Transit Center, which is located further to the east across 108th Avenue NE.

The proposed project would result in an increase in on-site population associated with the proposed office, residential, and retail/active uses, which would result in increased activity levels on-site and within the immediate surrounding neighborhood.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No. There is no evidence that the site has been used for agriculture in the past 50 years.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No. The proposal will not affect or be affected by working farm or forest land.

- c. Describe any structures on the site. [\[help\]](#)

The project site currently includes two one-to-two story commercial buildings and associated surface parking lots/spaces, all of which are planned to be removed as part of the project. See Figure 2 in Appendix A for more information.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All existing structures on the site would be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is zoned Downtown Office - 1 (DT-01).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The site is located within the Downtown Neighborhood Area (subarea).

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The project site is not located within the City's designated shoreline boundary.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No part of the site has been classified as a critical area by the City of Bellevue or King County.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 3,010 to 4,013 people could work in the office/hotel/retail spaces, although the occupancy allowed by the building code is higher. Employee estimates are based on the 2014 King County Buildable Lands Report, and assume approximately 300 to 400 sq. ft. per employee in the Bellevue Urban Center.

Approximately 3,132 people could reside in the residential portion of the project. Residential population estimates are based on the City of Bellevue's demographic data.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

The completed project would not displace any people. There are no residences on the project site. The existing businesses/church that lease space in the existing buildings would relocate prior to the start of construction.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

No impacts would occur and no measures are proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project site is located within the Downtown Subarea, one of 14 distinctive subareas within the City of Bellevue. The Downtown Subarea is intended to be a dense, mixed-use urban center and to serve as the continued location of cultural,

commercial, entertainment, residential and regional uses. More specifically, the site is located within the Downtown Subarea's Eastside Center District; one of nine districts within Downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity.

The proposed project would promote increased mixed-use density (office, hotel, residential, and retail) on a site that is underutilized from a density perspective. As noted, the site is currently occupied by two one-to-two-story buildings and over half the site area is in surface parking. The project would provide residential and employment-generating uses onsite in a compact, mixed use pattern. This is consistent with regional goals to focus growth within urban centers. The proposed development would be consistent with the type and scale of existing and planned uses surrounding the site within the Downtown Subarea, and is consistent with the City's Land Use Code.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No measures are proposed. The project site is located within a dense urban center and is not located in the immediate vicinity of agricultural or forest lands.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Approximately 1,289 market rate housing units would be provided as part of the proposed project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing exists on the site currently, and none would be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No housing impacts would occur and no measures are proposed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The approximate height of the three towers on the site would be 600 feet above the average finish grade.

Principal building materials for the towers and podium are anticipated to be mainly glass, vision or spandrel, with metal mullions and accents as well as some painted concrete bands along the podium. Please see the ADR plans on file with the City of Bellevue for more detailed information.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

See Appendix A (B.10.b) for a detailed response to this question.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No significant adverse aesthetic impacts are anticipated and no measures are proposed.

The proposed project is complying with applicable design guidelines, the application of which are evaluated through the ADR approval.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Principal sources of light and glare produced by the proposed project would include both stationary sources of light (e.g. interior lighting, pedestrian-level lighting, illuminated signage) and mobile sources, principally from vehicles maneuvering and operating within the site to access the parking garages. Lighting from the proposed project could be visible from locations proximate to the project site, and would mainly be visible at nighttime. Specific information relative to stationary sources, such as exterior building light fixtures, signage, façade materials (in terms of specular or reflective characteristics) and glazing would be provided as part of the construction-level plans associated with the City's Building Permit process.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No. Light or glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no off-site sources of light or glare that would affect the proposed project.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No significant adverse light or glare-related impacts are anticipated and no mitigation measures are proposed. The proposed project would comply with the City's guidelines on glare and lighting.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Directly to the south of the project site is a pedestrian corridor, which serves as the main spine for the City of Bellevue's proposed 'Grand Connection' - a proposition to connect Meydenbauer Bay to the Eastside Rail Corridor with a non-motorized pathway.

There are also three parks in the immediate vicinity of the project site (i.e. within a half mile or less), including:

- Downtown Park, located approximately 2-3 blocks to the southwest;*
- Bellevue Library Open Space, located approximately 1-2 blocks to the north; and*
- Wildwood Park, located approximately 3-4 blocks to the southwest.*

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the proposed project would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No significant adverse recreational impacts would occur. This project would redevelop and enlarge the Compass Plaza area along the Bellevue Grand Connection, which will include pathway improvements for pedestrians, landscaping and hardscape improvements, site furnishings, and other amenities. Retail-spill out zones will also be provided adjacent to the Bellevue Grand Connection. Open space plazas would also be located on site to provide additional connections in and

through the site and area for pedestrians. The project would be landscaped with the intention to enrich and enliven the pedestrian experience for residents and office tenants, as well as the general public.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no buildings, structures, or sites located on or near the site that are listed in or eligible for listing in national, state or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

There are no visible landmarks, features, or other evidence of Indian or historic use or occupation on the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Potential impacts to cultural and historic resources on or near the project site were assessed by consulting the Washington State Department of Archaeology and Historic Preservation's Information System for Architectural and Archaeological Records Data (WISAARD).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

No significant adverse impacts are anticipated and no mitigation measures are proposed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

A Trip Generation Analysis (TranspoGroup, 2019) was completed for this project and is included as Appendix F to this checklist.

The project site is located in downtown Bellevue on the west side of 106th Ave NE north of the Grand Connection (NE 6th Street) in downtown Bellevue.

Primary vehicular access to/from the site would be provided via two accesses along 106th Avenue NE and one access along NE 8th Street which are described below:

- Southern Access via 106th Avenue NE: Signalized access allowing for full access with the exception of restricting the southbound left-turn (inbound) movement.*
- Northern Access via 106th Avenue NE: Side-street stop-controlled right-in/right-out restricted access.*
- Access via NE 8th Street: Side-street stop-controlled right-in/right-out restricted access.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, the site is currently served by public transit. The nearest transit stops are located along 106th Ave Ne and NE 8th Streets, as well as at the Bellevue Transit Center, which is located directly east of the project site across 108th Avenue NE. The transit stops provide access to many Sound Transit and King County Metro routes.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The completed project would contain approximately 2,318 parking spaces in the office/residential/retail complex. The project would eliminate approximately 225 existing surface parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Modifications to the adjacent streets would include redevelopment of the east half of 106th Ave NE, which will include frontage improvements in accordance with City requirements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No, the project will not occur in the immediate vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume

would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Full buildout of the project is estimated to generate 1,741 net new Peak Hour trips. Peak volumes are expected to occur between 7-9 AM and 4-6 PM. See Appendix F for further details.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No, the proposal would not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The payment of transportation impact fees will be required at building permit issuance, which will help fund the City of Bellevue planned transportation improvements throughout the City. Office buildings 50,000 sq. ft. or greater are also required to implement a Transportation Management Program consistent with City code requirements to encourage use of non-SOV modes of transportation.

The proposed project also includes modifications to the adjacent streets that would include redevelopment of the west half of 106th Ave NE, which will include frontage improvements in accordance with City requirements.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

It is anticipated that the proposed project would generate an incremental need for increased public services due to the addition of office, residential, and retail employees and visitors associated with the site. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

While the increase in residents, employees, and visitors associated with the proposed project may result in incrementally greater demand for emergency services, it is anticipated that adequate service capacity is available within

Downtown Bellevue to preclude the need for additional public facilities/services.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

All utilities are currently available at the site.


The existing utilities within 106th Ave NE will be protected during construction and will provide connections to the proposed buildings.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

- *Water - New, multiple domestic water connections, irrigation, and fire service connections (Bellevue Utilities);*
- *Stormwater - New, multiple storm drain connections (Bellevue Utilities);*
- *Sewer - New, multiple side sewer connections to combined sewer System (Bellevue Utilities);*
- *Natural Gas - New gas service (Puget Sound Energy); and*
- *Electrical - New electrical feed (Puget Sound Energy).*

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: *Brendan Reeves*

Position and Agency/Organization: *Development Manager, Onni Group*

Date Submitted: *January 29, 2019*

APPENDICES

APPENDIX A
SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

APPENDIX A

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST RESPONSES

*The following contains supplemental information to the SEPA Environmental Checklist prepared for the **606 & 620 – 106th Ave NE** project.*

A. BACKGROUND INFORMATION

10. List any government approvals or permits that will be needed for your proposal, if known.

Federal Agencies

U.S. Department of Transportation, Federal Aviation Administration

- Notice of Construction or Alteration -- associated with the construction of a proposed tower(s)
- Notice of Construction or Alteration -- associated with the construction crane(s) for the tower(s)
- Notice of Construction or Alteration -- associated with FAA's charting requirements for the tower(s)

City of Bellevue

- Design Review
- Master Development Plan
- Binding Site Plan
- Demolition Permit
- Clearing and Grading Permit
- Building Permits
- Stormwater Review
- Street Use Permits (construction – temporary)
- Street Improvements
- Mechanical Permits
- Plumbing Permit
- Elevator Permits
- Occupancy Permits

Puget Sound Clean Air Agency

- Demolition Permit

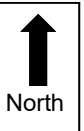
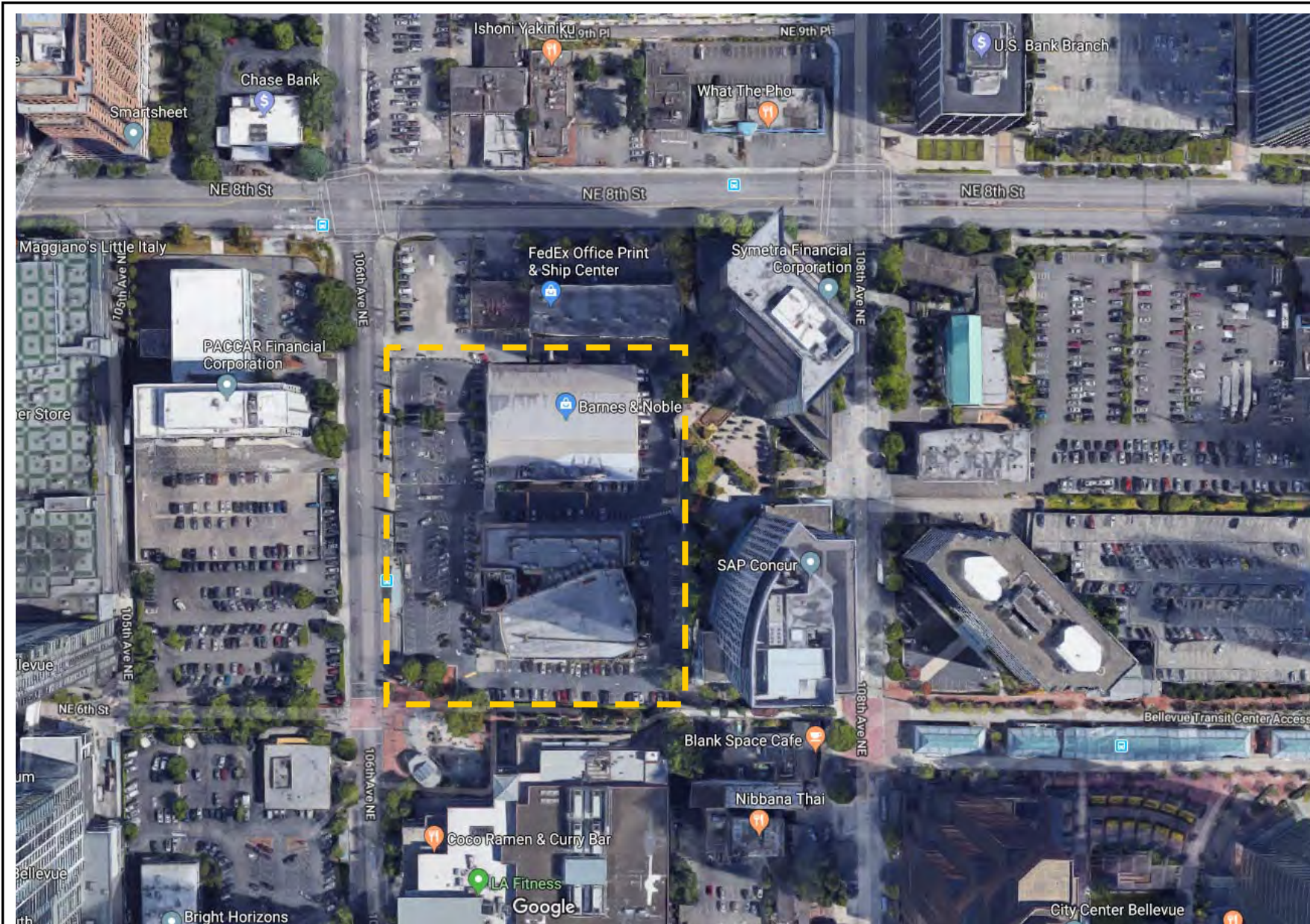
Washington Department of Ecology

- Construction General NPDES Permit



Page 25

606 & 620—106th Ave NE Environmental Checklist

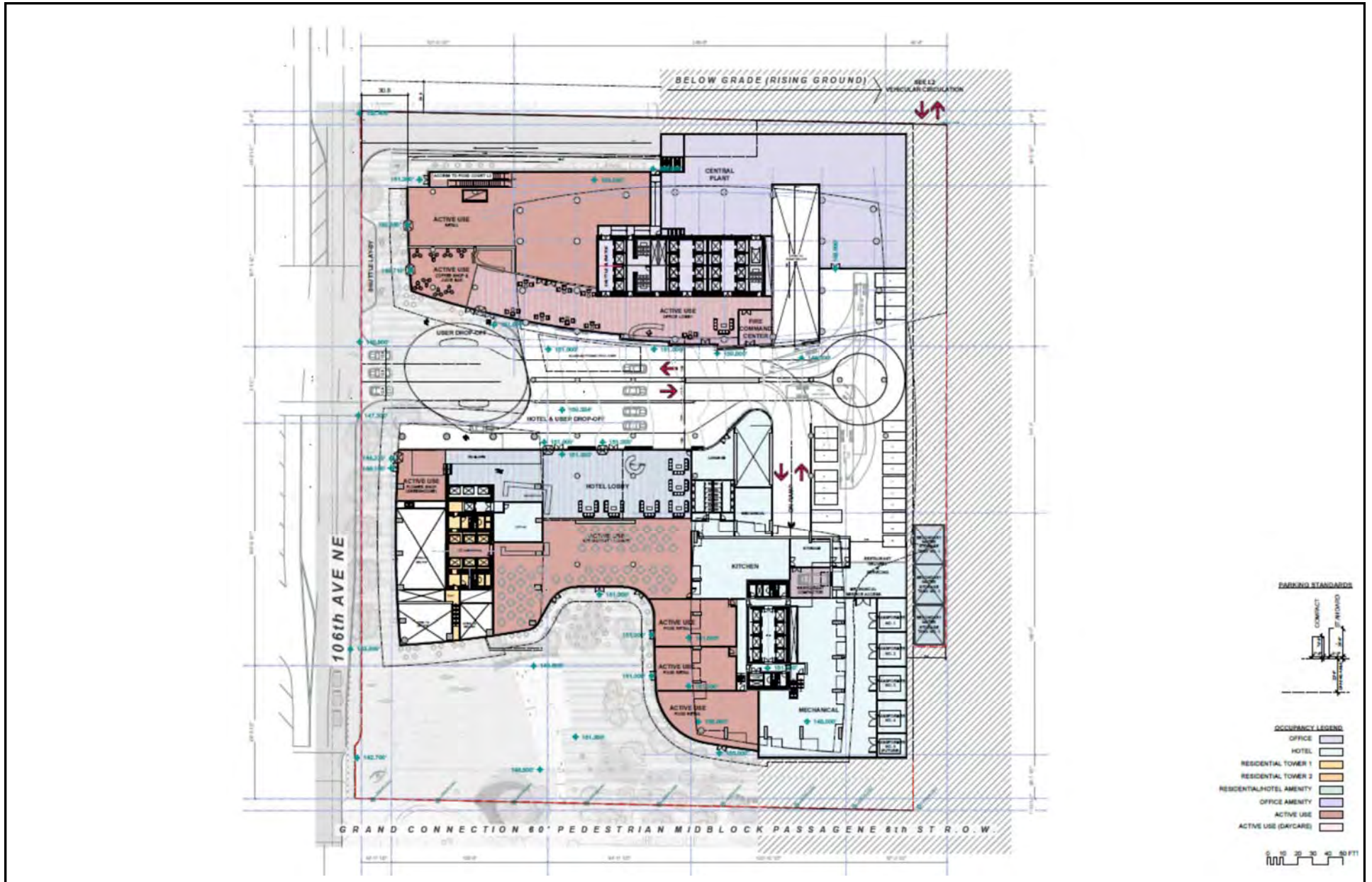


Source: EA, Google Earth, 2018

Figure 2

Existing Conditions

606 & 620—106th Ave NE Development Environmental Checklist

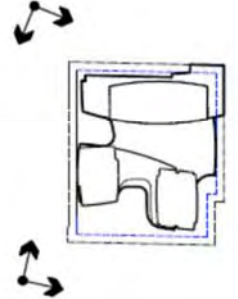
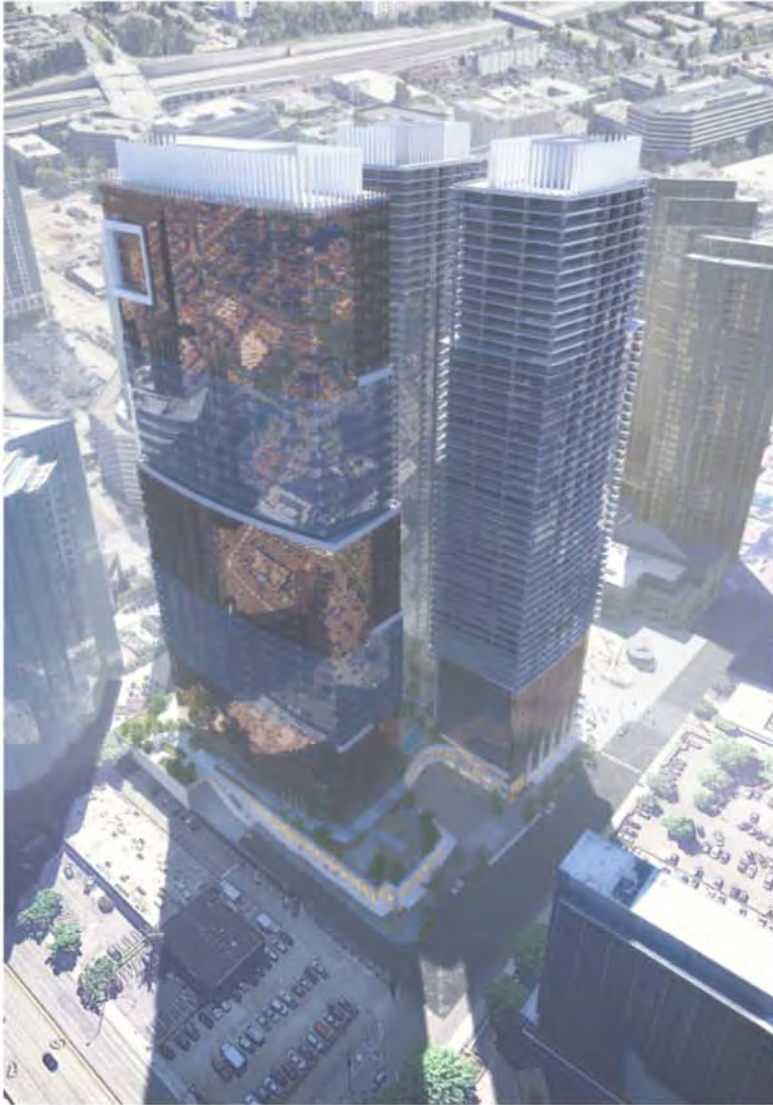


Source: IBI, 2019

Figure 3

Site Plan

606 & 620—106th Ave NE Development Environmental Checklist

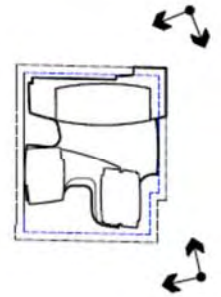
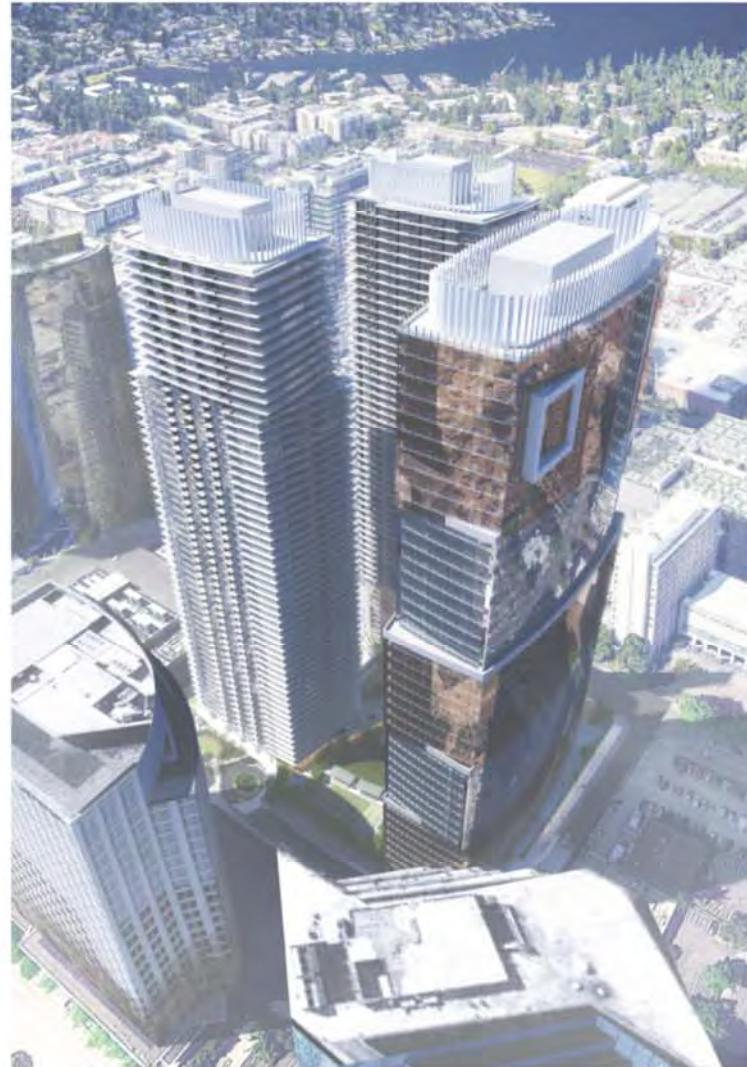


Source: IBI, 2018

Figure 4

Conceptual Project Rendering NW and SW

606 & 620—106th Ave NE Development
Environmental Checklist



Source: IBI, 2019

Figure 5

Conceptual Building Rendering NE and SE

B. ENVIRONMENTAL ELEMENTS

10. Aesthetics

b. What views in the immediate vicinity would be altered or obstructed?

The project will require demolition of surface parking and all existing buildings on the site. Views of the project site would therefore be altered from that of a relatively open site occupied by low-rise structures surrounded by surface parking and some vegetation, to a modern, mixed-use development containing three roughly 600-foot residential and office buildings on the project site. The proposed project would provide a landscaped, east-west pedestrian connector along the northern boundary of the project site. Refer to **Figure 3** for a site plan of the proposed **606 & 620 – 106th Ave NE** project.

It is City policy to consider the impact of a building on views of “Lake Washington, the Seattle skyline, the Olympic Mountains and Cascade Mountains from the major public open spaces and the major Pedestrian Corridor.” In addition, public views from public spaces and areas of pedestrian concentration are to be considered. To address these considerations, four photosimulations were prepared including one looking south from 106th Avenue NE, just north of NE 8th Street, one looking west from NE 6th Street and 106th Avenue NE (Bellevue Grand Connection), one looking east from NE 6th Street and 108th Avenue NE (Bellevue Grand Connection), and one looking north from 106th Avenue NE, south of NE 4th Street. See **Figure 6** for a viewpoint location map. The existing and proposed views from these locations are described below.

Viewpoint 1 – Figure 7 shows the existing and potential views from 106th Avenue NE, near the intersection with NE 8th Street, looking south towards the project site. As depicted, the existing view includes glimpses of the low-rise retail buildings on the east (left) side of 106th Avenue NE in the middleground on the project site in the mid-field view. Newer high-rise buildings can be seen along the east and west side of 106th Avenue NE and in the background further to the south. Under the proposed view, the new roughly 600-foot buildings on the project site would be visible in the mid-field view, and would partially obscure background views of existing development further to the south. The overall visual effect would be a continuation of the existing urban density in the vicinity to the south and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

Viewpoint 2 – Figure 8 shows the existing and potential views from 106th Avenue NE, near the intersection with NE 4th Street, looking north towards the project site. As depicted, the existing view includes the low-rise retail buildings on the east (right) side of 106th Avenue NE in the middle ground on the project site. Newer high-rise buildings can be seen along the east and west sides of 106th Avenue NE, and in the background further to the north. Under the proposed view the new roughly 600-foot buildings on the project site would be visible in the mid-field view and would partially obscure background views of existing and new development further to the north. The overall visual effect would be a continuation of the existing urban density in the vicinity to the east and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

606 & 620—106th Avenue NE Development
Environmental Checklist



Figure 6

Viewpoint Location Map

606 & 620—106th Ave NE Environmental Checklist

Existing View



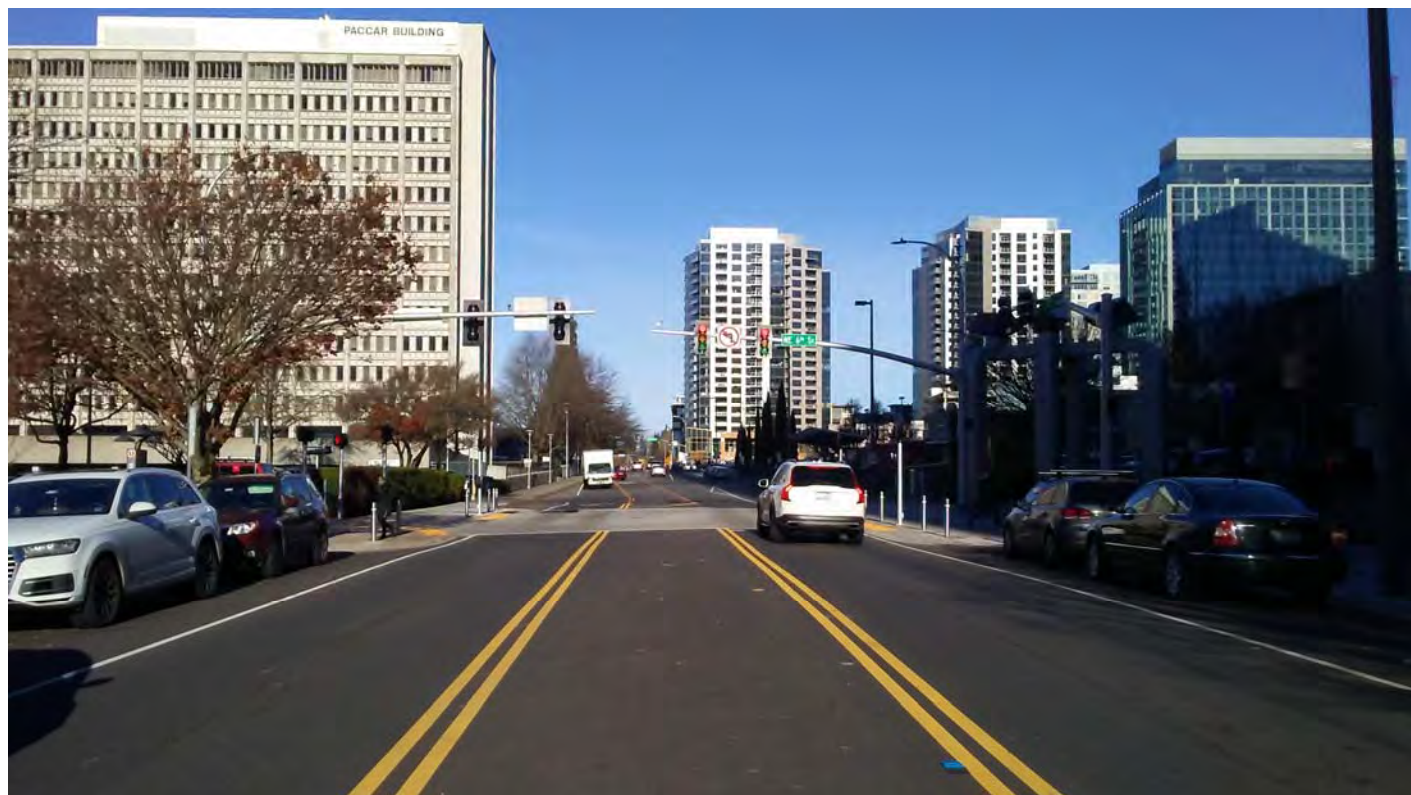
Proposed View



Source: IBI, 2019

606 & 620 —106th Ave NE
Environmental Checklist

Existing View



Proposed View



Source: IBI, 2019

Viewpoint 3 – Figure 9 shows the existing and potential views from NE 6th Street, near the intersection with 106th Avenue NE, looking east towards the project site. As depicted, the existing view includes the low-rise retail buildings on the north (left) side of the Bellevue Grand Connection in the middle ground on the project site bordered by street trees further to the east along the Bellevue Grand Connection. Newer high-rise buildings can be seen along the north and south sides of NE 6th Street and in the background further to the east. Under the proposed view, the new roughly 600-foot buildings on the project site would be visible in the mid-field view and would obscure background views of existing development north of the Bellevue Grand Connection further to the east. The overall visual effect would be a continuation of the existing urban density in the vicinity to the east and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

Viewpoint 4 – Figure 10 shows the existing and potential views from NE 6th Street – the Bellevue Grand Connection, near the intersection with 108th Avenue NE, looking west towards the project site. As depicted, the existing view includes a mid-rise retail complex on the west side of 106th Avenue NE in the foreground - the project site is not visible from this viewpoint. Newer high-rise buildings can be seen along the north side of Bellevue Grand Connection along 106th Avenue NE and in the background further to the west. Under the proposed view the new roughly 600-foot buildings on the project site would be partially visible in the far-field view and would partially obscure background views of existing development further to the west. The overall visual effect would be a continuation of the existing urban density in the vicinity to the west and further vertical definition of the Downtown Neighborhood; no significant impacts would be anticipated.

606 & 620—106th Ave NE
Environmental Checklist

Existing View



Proposed View



Source: IBI, 2019

606 & 620—106th Ave NE
Environmental Checklist

Existing View



Proposed View



Source: IBI, 2019

APPENDIX B
GEOTECHNICAL INVESTIGATIVE REPORT

**On file with
Development Services
Records**

APPENDIX C
KING COUNTY GREENHOUSE GAS EMISSION WORKSHEETS

**606 and 620 -
106th Ave NE Development**

Section I: Buildings

			Emissions Per Unit or Per Thousand Square Feet (MTCO ₂ e)			Lifespan Emissions (MTCO₂e)
Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	1289		33	357	766	1489690
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		259.2	39	777	117	241867
Retail (Other Than Mall).....		62.4	39	577	247	53836
Office		894.5	39	723	588	1206989
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		0.00				0
---------------	--	------	--	--	--	---

Total Project Emissions:

2992382

APPENDIX D
TREE ASSESSMENT

**On File with Development
Services Records**

APPENDIX E
SUMMARY - PHASE I ENVIRONMENTAL SITE ASSESSMENT

**On File with
Development Services
Records**

APPENDIX F

TRIP GENERATION SUMMARY

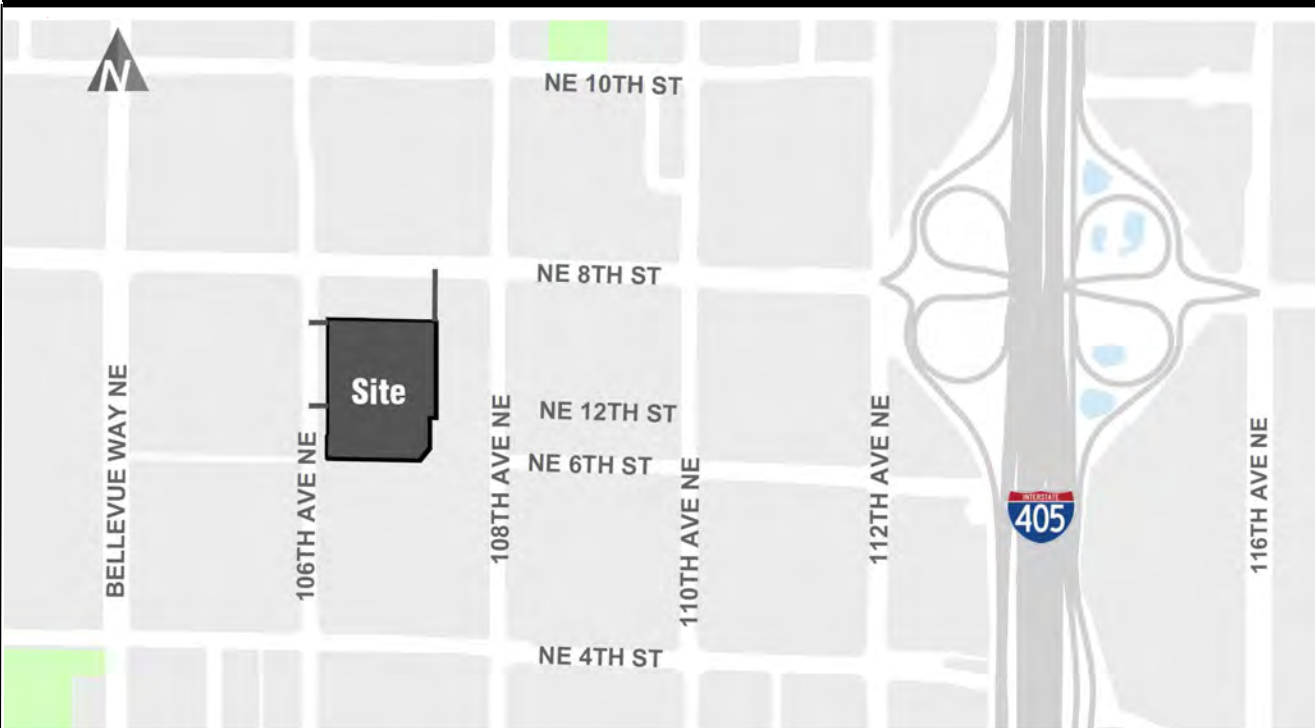


**REQUEST FOR (EMME-2 MODEL RUN)
ZONE ASSIGNMENT / TRIP DISTRIBUTION
CONCURRENCY TEST**

Date Requested 1/9/2019 Date Needed _____ Priority: Super High / High / Medium
Review Engineer Ryan Miller Phone Number _____

Development 606-620 106th Ave NE Permit # _____ AMANDA Row _____
Address of Proposal 606-620 106th Ave NE, Bellevue, WA Land Use Type Mixed-use

Square Footage ^{See Attached Memo.} _____ # of Units 1,300 Trip Rate ^{See Attached Memo.} _____ In 619 Out 1,122 Net New Total PM Trips 1,741
Zone# _____ Trip Table & Platform _____ Date Modeled _____ Scenario # _____
Modeled By _____ (LOS Methodology: HCM 209/2-hours)



**VICINITY
MAP**

- (1) Attach a vicinity map and mark with an "X" where the proposed development is to be located.
- (2) In the box below provide a sketch map of the proposed site and include the following details:
 - (i) All streets surrounding the site (label them).
 - (ii) Show all connections (driveways) to street system.
 - (iii) Indicate any turn prohibitions relating to ingress and egress.
 - (iv) Note any comments or special circumstances relating to this development.

MEMORANDUM

Date:	January 9, 2019	TG:	1.18034.00
To:	Ryan Miller, PE, PTOE – City of Bellevue		
From:	Michael Swenson, PE, PTOE & Kassi Leingang, PE – Transpo Group		
cc:	Brendan Reeves – Onni Group		
Subject:	606 & 620 106th Ave NE Trip Generation Analysis & Model Run Request		

This memorandum documents the trip generation estimate and request for traffic model run for the proposed 606 & 620 106th Ave NE mixed-use development. This memorandum provides a project description, project trip generation estimate, site access summary, and information on the model run request.

Project Description

The proposed development is located southwest of the 106th Avenue NE/NE 8th Street intersection. The project site is currently occupied by approximately 27,900 square-feet (sf) retail and 40,245 sf church land uses, and would construct up to 910,000 sf office, 34,000 sf retail, 22,000 sf food court, 7,500 sf restaurant, an 7,500 sf day care, a 325 room hotel, and 1,300 residential units.

Access to the site is proposed via 2 accesses along 106th Avenue NE and 1 access along NE 8th Street which are described below:

- **Southern Access via 106th Avenue NE:** Signalized access allowing for full access with the exception of restricting the southbound left-turn (inbound) movement.
- **Northern Access via 106th Avenue NE:** Side-street stop-controlled right-in/right-out restricted access.
- **Access via NE 8th Street:** Side-street stop-controlled right-in/right-out restricted access.

Attachment A includes site plans depicting the proposed site and access locations.

Trip Generation

Trip generation for the site was determined using City of Bellevue trip rates identified within the Transportation Impact Fee Schedule. The land uses assumed for the analysis are identified within City of Bellevue trip rates and include Office (LU #710), Miscellaneous Retail (LU #820), Restaurant (LU #932), Hotel (LU #310), Day Care Center (LU #565) and Residential (LU #220) for the proposed project. In addition to these uses, the proposed food court was estimated based on Retail (LU #820). The proposed food court is proposed to be on an upper floor with common seating area. As a result of this configuration, the area is expected to generate minimal destination driving trips. Instead it would largely generate trips that would already be captured by another on-site use or would be local non-vehicular trips, and as such the assumption of retail gives a conservative trip generation estimate.

Retail (LU #820) and Church (LU #560) were assumed for the existing uses being removed with the development of the project.

Table 1 summarizes the weekday PM peak hour net new trip generation for the proposed project. The assignment of pass-by trips will be based on a review of adjacent street traffic volumes and summarized in the transportation impact analysis prepared for the project.

Table 1. Trip Generation Summary – Weekday PM Peak Hour

<u>Land Uses</u>	Size	New Trip Rate ¹	New Trips		
			In ²	Out ²	Total
<u>Proposed</u>					
Office (LU #710)	910,000 sf	1.01 sf/GFA	147	772	919
Retail (LU #820)	56,000 sf ³	2.45 sf/GFA	66	71	137
Restaurant (LU #932)	7,500 sf	5.61 sf/GFA	26	16	42
Day Care Center (LU #565)	7,500 sf	12.34 sf/GFA	44	49	93
Hotel (LU #310)	325 rooms	0.33/room	55	52	107
<u>Residential (LU #220)</u>	<u>1,300 dwellings</u>	<u>0.41/dwelling</u>	325	208	533
Subtotal			663	1,168	1,831
<u>Existing</u>					
Retail (LU #820)	27,900 gsf	2.45/1,000 gsf	33	35	68
<u>Church (LU #560)</u>	<u>40,245 gsf</u>	<u>0.55/1,000 gsf</u>	<u>11</u>	<u>11</u>	<u>22</u>
Subtotal			44	46	90
Total			619	1,122	1,741

Note: GFA = gross floor area, sf

1. Impact fee rate based on *Transportation Impact Fee Rates (effective 1/1/2018) & Trip Rates*. Note that the residential and office rates are for the Downtown Land Use rate as the project site is located with the Downtown area.
2. In/Out percentages based on ITE Trip Generation, 10th Edition.
3. Size includes both the proposed retail use and food court.

As shown in Table 1, the development would generate approximately 1,741 net new trips to the area during the weekday PM peak hour.

Model Run Request

As with all substantial developments within the City of Bellevue, the proposed action requires a Transportation Standards Code (TSC) model run. In addition, a TFP model run may be necessary, as determined by City Staff. At this time, we request that the City proceed with a TSC model run evaluating the new project trips as calculated in Table 1 resulting in 1,741 total trips with 619 in and 1,122 out.

We trust that the included trip generation summary provides you with the information needed for the concurrency model runs. Please call or email when the model data is complete.

Attachment A: Site Plan

